

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: View Ridge/East of Sand Point Way / 46

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 280

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$182,000	\$253,000	\$435,000	\$485,000	89.7%	13.64%
2002 Value	\$201,400	\$273,600	\$475,000	\$485,000	97.9%	13.47%
Change	+\$19,400	+\$20,600	+\$40,000		+8.2%	-0.17%
% Change	+10.7%	+8.1%	+9.2%		+9.1%	-1.25%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.17% and -1.25% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$195,200	\$255,800	\$451,000
2002 Value	\$216,100	\$277,000	\$493,100
Percent Change	+10.7%	+8.3%	+9.3%

Number of improved Parcels in the Population: 3410

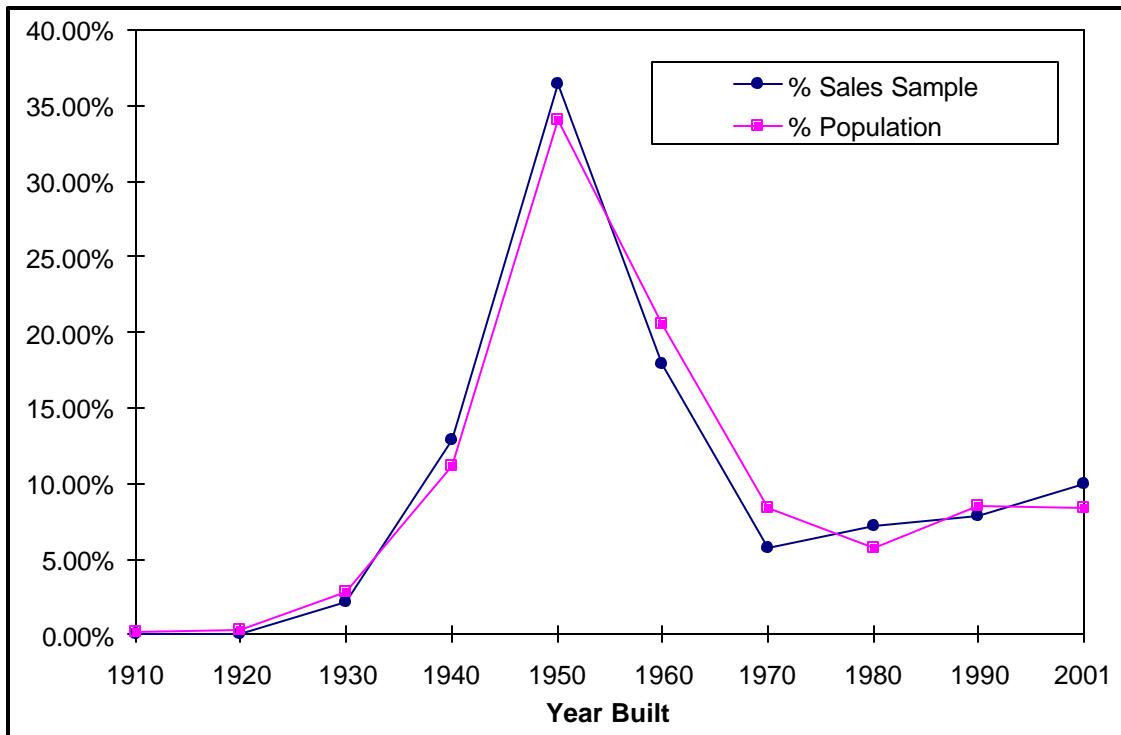
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The results showed that including variables for year built improved uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value/sale price) for houses built between 1941 and 1950 were higher than the average and the formula adjusted those upward less than the others. A more conservative approach was taken as this area is due for physical inspection next year, 2003.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	6	2.14%
1940	36	12.86%
1950	102	36.43%
1960	50	17.86%
1970	16	5.71%
1980	20	7.14%
1990	22	7.86%
2001	28	10.00%
	280	

Population		
Year Built	Frequency	% Population
1910	4	0.12%
1920	10	0.29%
1930	97	2.84%
1940	380	11.14%
1950	1162	34.08%
1960	699	20.50%
1970	285	8.36%
1980	195	5.72%
1990	291	8.53%
2001	287	8.42%
	3410	

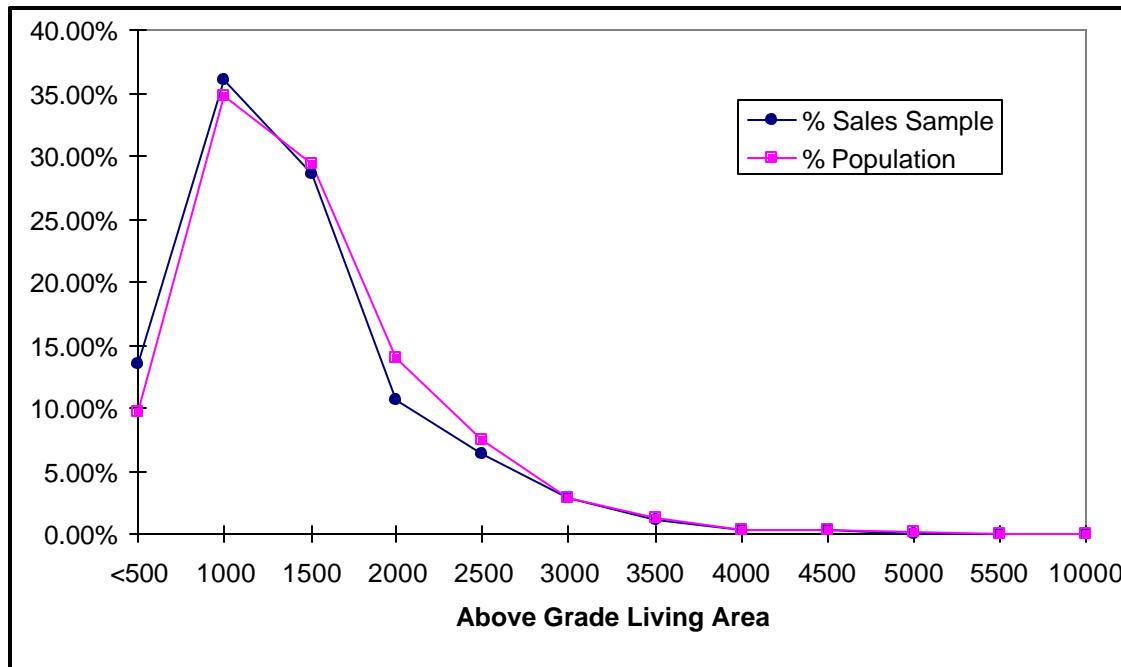


The sales sample frequency distribution follows the population distribution closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
<500	38	13.57%
1000	101	36.07%
1500	80	28.57%
2000	30	10.71%
2500	18	6.43%
3000	8	2.86%
3500	3	1.07%
4000	1	0.36%
4500	1	0.36%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
	280	

Population		
AGLA	Frequency	% Population
<500	330	9.68%
1000	1187	34.81%
1500	1003	29.41%
2000	475	13.93%
2500	257	7.54%
3000	96	2.82%
3500	41	1.20%
4000	10	0.29%
4500	8	0.23%
5000	2	0.06%
5500	0	0.00%
10000	1	0.03%
	3410	

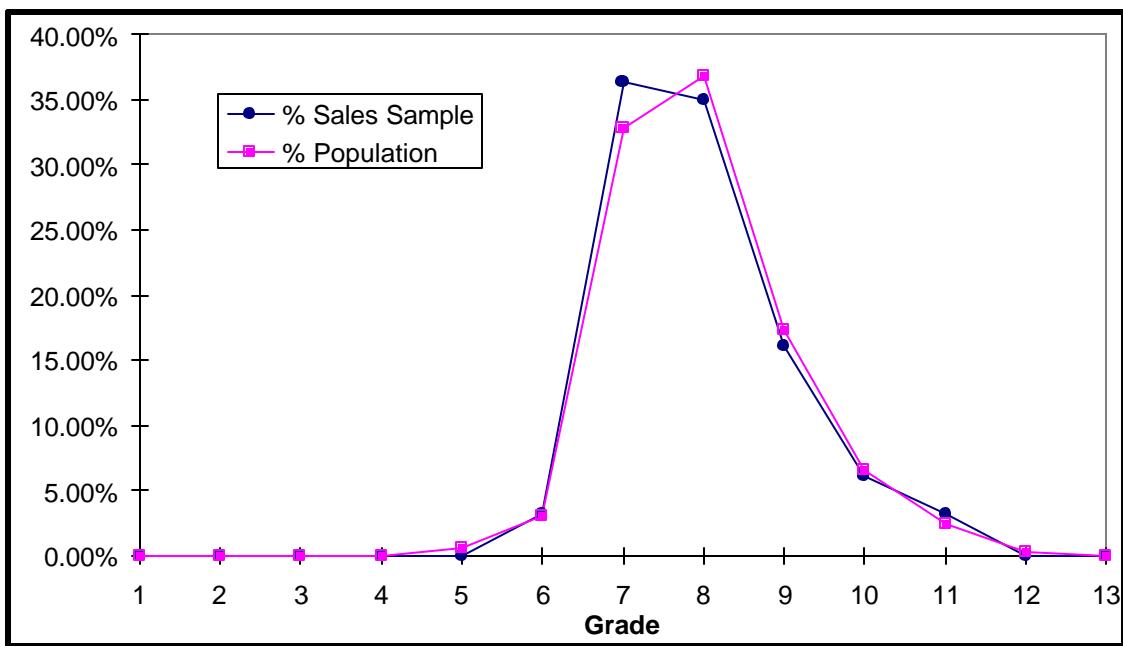


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

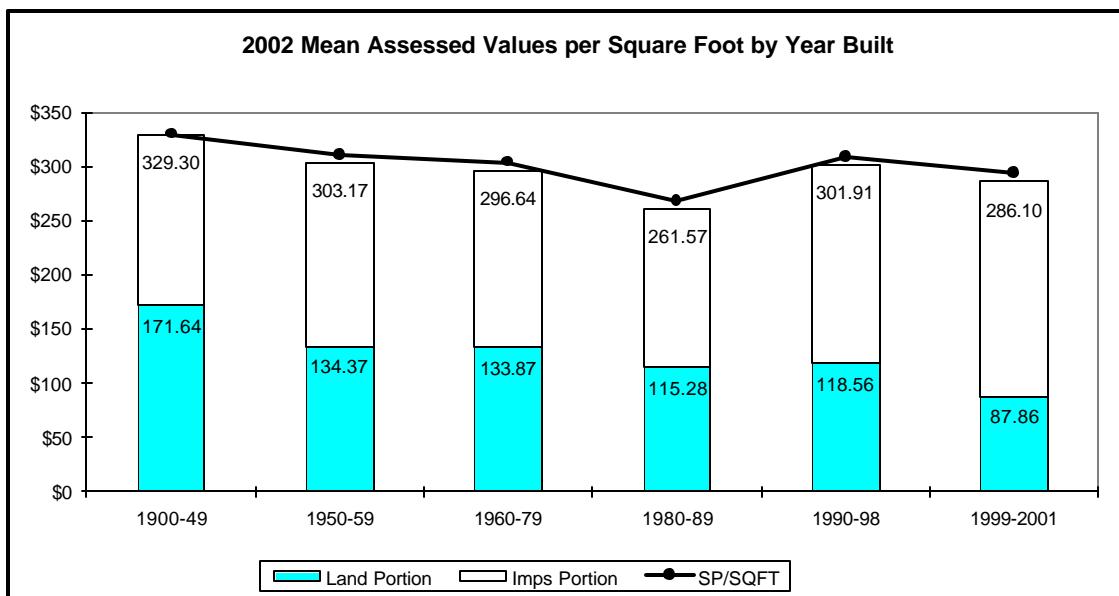
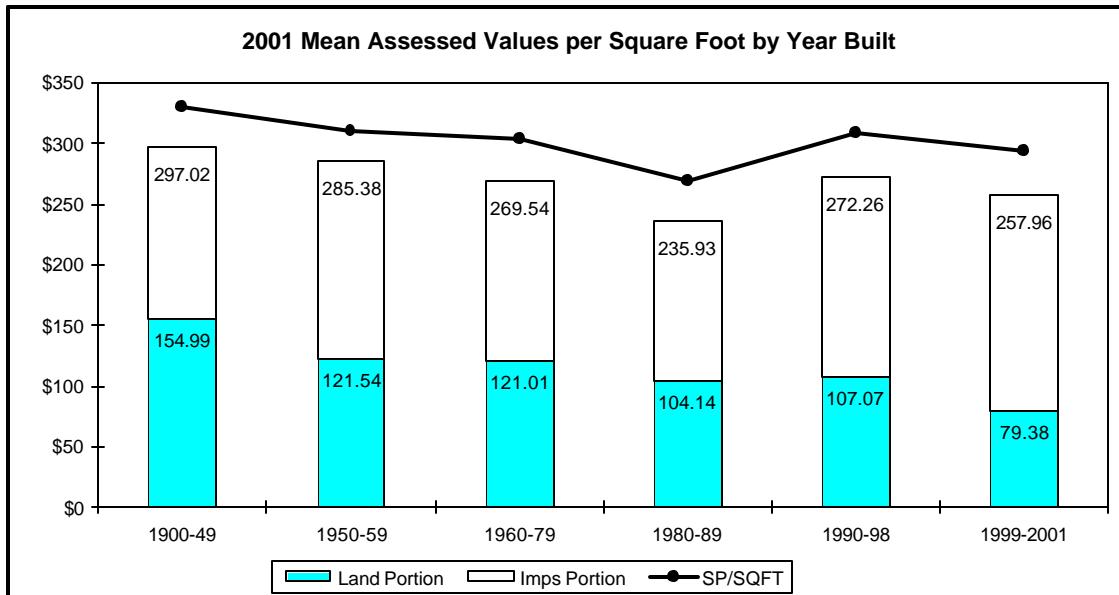
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	9	3.21%
7	102	36.43%
8	98	35.00%
9	45	16.07%
10	17	6.07%
11	9	3.21%
12	0	0.00%
13	0	0.00%
		280

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	1	0.03%
5	20	0.59%
6	103	3.02%
7	1118	32.79%
8	1258	36.89%
9	589	17.27%
10	224	6.57%
11	84	2.46%
12	11	0.32%
13	1	0.03%
		3410



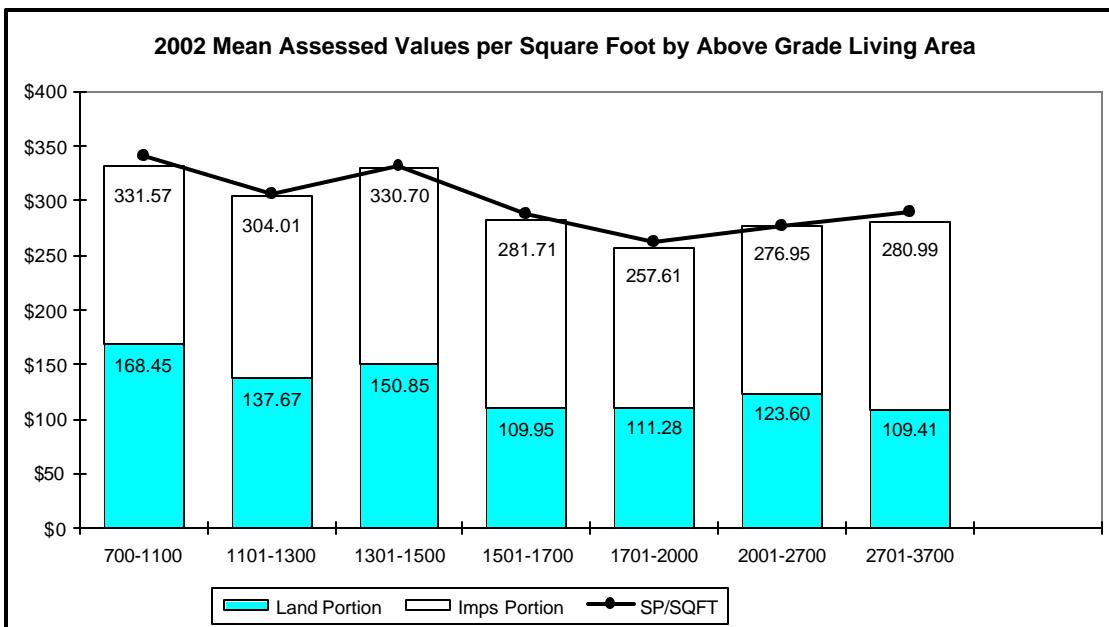
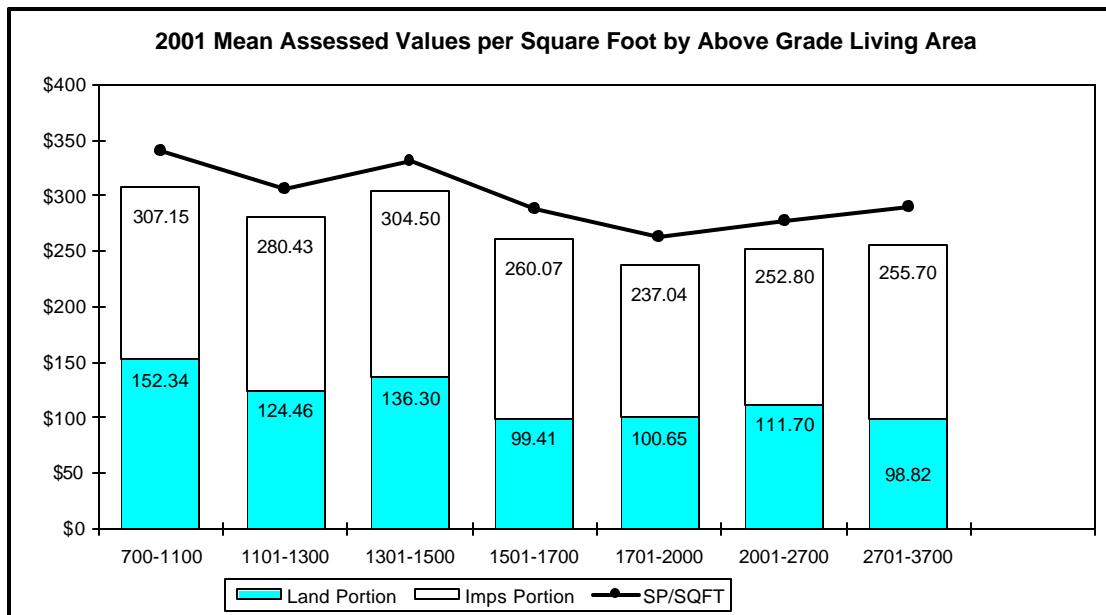
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



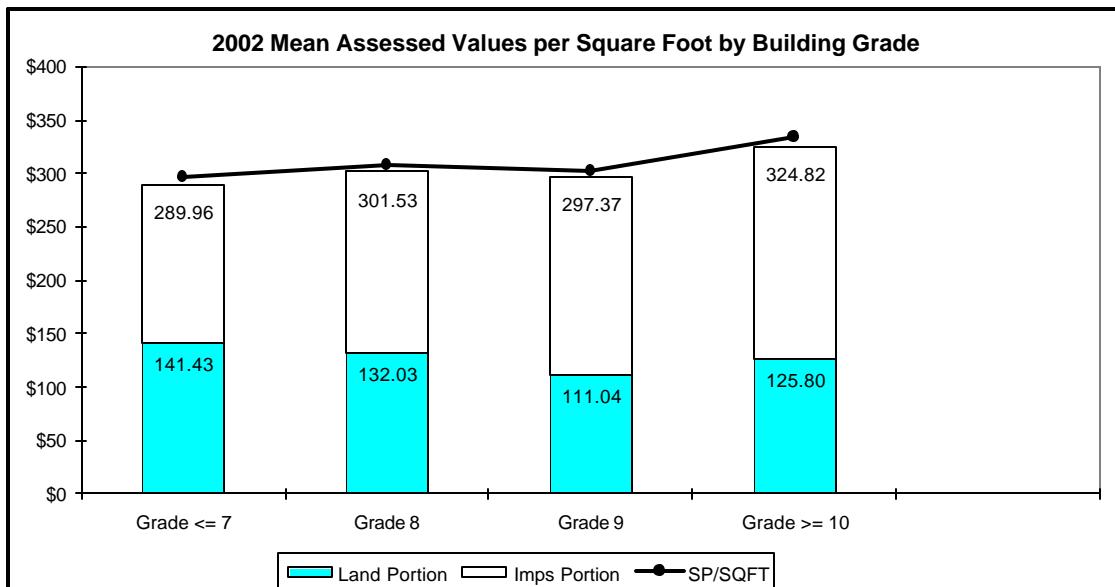
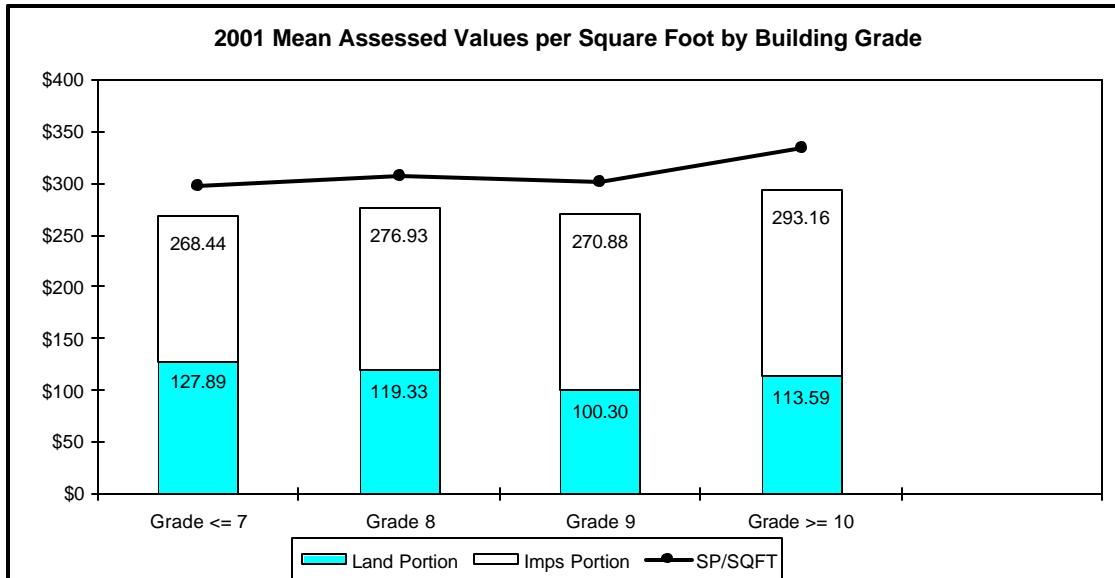
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/4/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. This resulted in an overall increase of 10.7% in land assessments in the area for 2002. The formula is:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} \times 1.107$$

with the results rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 280 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The results showed that including variables for year built improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses built between 1941 and 1950 were higher than the average and the formula adjusted those upward less than the others. A more conservative approach was taken as this area is due for physical inspection next year, 2003.

The derived adjustment formula is:

$$\text{2002 Total Value} = \text{2001 Total Value} / (0.9010044 + 0.04476767 \text{ (if } 1941 \leq \text{Year Built} \leq 1950\text{)})$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2002 Improvements Value} = \text{2002 Total Value} \text{ minus } 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:*
- If multiple houses exist on a parcel, then: 2002 Total Value = 2001 Total Value * 1.092 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land.
 - If a house and mobile home exist, the formula derived from the house is used.
 - If “accessory improvements only*”, then: 2002 Total Value = 2001 Total Value * 1.092 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land. **These include parcels with houses that have no characteristics data in the Assessor’s database.*
 - If vacant parcels (no improvements value), only the land adjustment applies.
 - Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.
 - If 2002 Total Value calculates at less than or equal to 2002 Land Value, then 2002 Land Value + 2001 Imps Value = 2002 Total Value.
 - Residential properties located on commercially zoned land will be valued using 2001 total value x 1.0.

Mobile Home Update

There are no Mobile Homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 46 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value*(1 + Overall +/- Characteristic Adjustments as Apply Below)

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.0%	
Year Built Renovated	1941-50

% Adjustment

-5.3%

Comments:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance: a house built between 1941 and 1950 would *approximately* receive a 5.7% *upward* adjustment (11% *upward* for the overall, mitigated by 5.3% *downward* for year built).

There are 1162 houses built between 1941 and 1950.

About 66% of the population of 1 - 3 family home parcels in the area is adjusted by the overall alone.

Area 46 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.979.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
2	98	0.868	0.987	13.8%	0.955	1.019
4	61	0.926	0.999	7.9%	0.972	1.027
5	121	0.908	0.980	7.9%	0.958	1.001
ViewY/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	127	0.919	0.990	7.7%	0.967	1.012
Y	153	0.885	0.984	11.3%	0.963	1.006
Water Front	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	261	0.911	0.986	8.2%	0.970	1.002
Y	19	0.806	0.988	22.6%	0.899	1.077
Lotsize	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<3000	4	0.884	1.085	22.7%	0.906	1.264
3000-5000	20	0.863	0.997	15.5%	0.923	1.070
5001-8000	181	0.907	0.985	8.7%	0.968	1.003
8001-12000	58	0.870	0.957	10.0%	0.918	0.996
12001-16000	10	0.907	1.015	11.9%	0.888	1.141
16001-20000	2	1.034	1.134	9.7%	1.113	1.155
20001-30000	4	0.961	1.054	9.7%	0.930	1.179
30001-43559	1	1.150	1.213	5.5%	N/A	N/A
Year Built or Renovated	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1921-1930	6	0.859	0.988	15.1%	0.793	1.183
1931-1940	36	0.893	0.991	11.0%	0.948	1.034
1941-1950	102	0.931	0.983	5.6%	0.959	1.007
1951-1960	50	0.874	0.966	10.6%	0.937	0.996
1961-1970	16	0.798	0.896	12.2%	0.803	0.989
1971-1980	20	0.939	1.041	10.8%	0.982	1.100
1981-1990	22	0.931	1.039	11.7%	0.976	1.103
1991-2000	28	0.864	0.989	14.4%	0.924	1.054

Area 46 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.979.

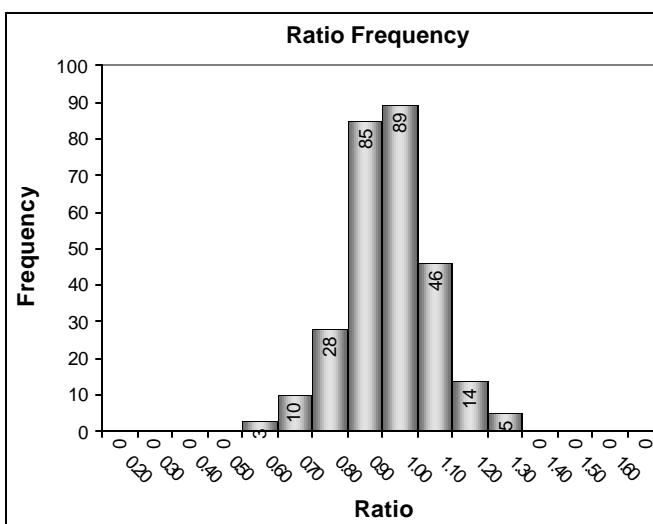
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.
It is difficult to draw conclusions when the sales count is low.

Building Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
6	9	0.872	0.991	13.6%	0.860	1.121
7	102	0.910	0.985	8.3%	0.958	1.012
8	98	0.894	0.978	9.4%	0.956	1.001
9	45	0.891	0.994	11.6%	0.954	1.034
10	17	0.845	0.943	11.6%	0.863	1.023
11	9	0.968	1.077	11.3%	0.955	1.200
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
2	2	0.713	0.780	9.4%	-0.042	1.602
3	194	0.894	0.982	9.9%	0.963	1.001
4	67	0.895	0.993	11.0%	0.961	1.025
5	17	0.950	1.023	7.7%	0.959	1.088
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	164	0.904	0.976	8.0%	0.957	0.994
1.5	38	0.922	1.006	9.2%	0.964	1.048
2	74	0.875	0.985	12.6%	0.949	1.020
3	4	0.956	1.115	16.7%	0.808	1.423
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<801	6	0.737	0.856	16.1%	0.763	0.950
801-1000	32	0.918	0.980	6.7%	0.931	1.029
1001-1500	101	0.921	0.997	8.2%	0.974	1.020
1501-2000	80	0.901	0.990	9.9%	0.962	1.019
2001-2500	30	0.866	0.970	12.0%	0.918	1.023
2501-3000	18	0.838	0.927	10.6%	0.842	1.012
3001-4000	11	0.952	1.071	12.5%	0.944	1.198
4001-5000	2	0.866	1.020	17.7%	-0.309	2.348

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NW/3	Lien Date: 1/1/2001	Date of Report: 7/18/2002	Sales Dates: 1/00 - 12/01
Area 46	Analyst ID: JHEL	Property Type: 1-3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 280 Mean Assessed Value 435,000 Mean Sales Price 485,000 Standard Deviation AV 180,831 Standard Deviation SP 223,979			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.917 Median Ratio 0.912 Weighted Mean Ratio 0.897			
UNIFORMITY			
Lowest ratio 0.512 Highest ratio: 1.272 Coefficient of Dispersion 10.77% Standard Deviation 0.125 Coefficient of Variation 13.64%			
Price Related Differential (PRD) 1.023			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.896 <i>Upper limit</i> 0.935			
95% Confidence: Mean <i>Lower limit</i> 0.903 <i>Upper limit</i> 0.932			
SAMPLE SIZE EVALUATION			
n (population size) 3410 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.125 Recommended minimum: 25			
Actual sample size: 280 Conclusion: OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 143 <i># ratios above mean:</i> 137 <i>Z:</i> 0.359 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



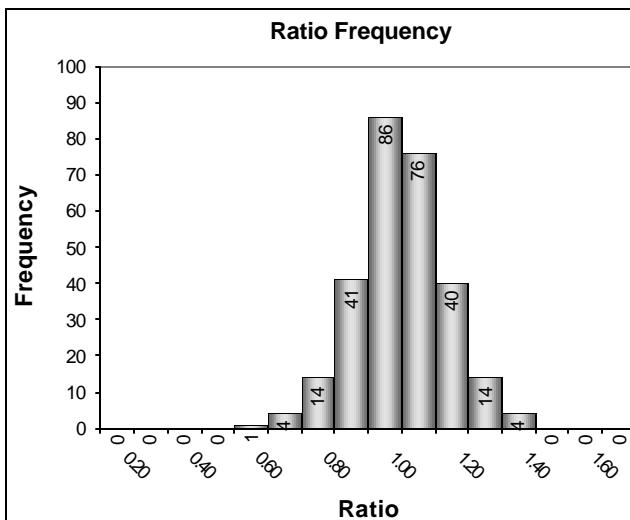
COMMENTS:

1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NW/3	Lien Date: 1/1/2002	Date of Report: 7/18/2002	Sales Dates: 1/00- 12/01
Area 46	Analyst ID: JHEL	Property Type: 1 - 3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 280			
Mean Assessed Value	475,000		
Mean Sales Price	485,000		
Standard Deviation AV	202,399		
Standard Deviation SP	223,979		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.993		
Weighted Mean Ratio	0.979		
UNIFORMITY			
Lowest ratio	0.568		
Highest ratio:	1.387		
Coefficient of Dispersion	10.53%		
Standard Deviation	0.134		
Coefficient of Variation	13.47%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.972		
Upper limit	1.012		
95% Confidence: Mean			
Lower limit	0.983		
Upper limit	1.015		
SAMPLE SIZE EVALUATION			
<i>n (population size)</i>	3410		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.134		
Recommended minimum:	29		
Actual sample size:	280		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	144		
# ratios above mean:	136		
Z:	0.478		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 46
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	145410	0662	12/27/01	256000	700	0	6	1929	5	6000	N	N	3910 NE 127TH ST
2	735170	0230	12/17/01	450000	780	0	6	1929	4	1958	Y	Y	12002 RIVIERA PL NE
2	520720	0200	10/16/01	259500	860	0	6	1940	2	5008	N	N	9031 49TH AV NE
2	520720	0200	7/5/00	220000	860	0	6	1940	2	5008	N	N	9031 49TH AV NE
2	932480	0440	1/26/01	295000	1000	780	6	1926	4	8505	Y	N	14338 37TH AV NE
2	145460	0190	5/22/00	304000	1010	300	6	1925	4	12820	Y	N	13046 42ND AV NE
2	735220	0470	8/20/01	622000	1240	130	6	1926	4	3522	Y	Y	10732 RIVIERA PL NE
2	407320	0955	1/16/01	238500	1520	0	6	1941	3	9794	Y	N	9569 LAKE SHORE BL NE
2	735220	0045	9/26/01	625000	730	140	7	1956	3	3600	Y	Y	11522 RIVIERA PL NE
2	735220	0520	6/21/01	730000	790	640	7	1948	4	3157	Y	Y	10758 RIVIERA PL NE
2	393590	0110	3/19/01	250000	810	0	7	1948	4	8192	N	N	11332 SAND POINT WY NE
2	882090	0250	4/6/00	302000	820	420	7	1932	4	3585	Y	N	12330 SAND POINT WY NE
2	407780	0085	10/31/01	244000	850	540	7	1953	3	7830	N	N	10636 SAND POINT WY NE
2	407780	0171	12/19/01	290000	920	200	7	1940	3	7200	Y	N	4508 NE 107TH ST
2	407320	0286	11/6/00	241050	930	240	7	1952	4	7200	Y	N	10306 SAND POINT WY NE
2	407780	0142	8/29/01	230000	930	0	7	1942	3	7830	N	N	10720 SAND POINT WY NE
2	520720	0360	8/17/01	250000	930	0	7	1953	4	5368	N	N	9215 49TH AV NE
2	882090	0060	12/12/00	269950	1000	400	7	1939	4	8400	Y	N	12422 42ND AV NE
2	520720	0455	11/14/01	215000	1010	0	7	1955	4	6890	N	N	9223 SAND POINT WY NE
2	383400	0060	10/3/01	250000	1030	300	7	1968	3	7200	N	N	13726 39TH AV NE
2	407320	0280	11/27/01	265000	1060	980	7	1952	4	7200	Y	N	10314 SAND POINT WY NE
2	407320	0510	2/22/01	280000	1100	700	7	1941	4	7200	N	N	9716 48TH AV NE
2	407830	0005	11/27/01	350000	1130	200	7	1937	4	7966	Y	N	10728 LAKESIDE AV NE
2	882090	1710	9/12/00	290000	1140	690	7	1947	4	8400	Y	N	4215 NE 124TH ST
2	407780	0006	6/27/01	390000	1180	450	7	1955	4	5607	Y	N	11005 LAKESIDE AV NE
2	882090	0193	7/17/00	250000	1190	0	7	1931	4	6650	Y	N	12321 42ND AV NE
2	407320	0310	6/4/01	285000	1210	180	7	1939	4	7200	N	N	10051 48TH AV NE
2	407320	0800	4/18/00	455000	1220	0	7	1962	3	12000	N	N	9726 49TH AV NE

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2	407480	0055	7/11/01	239950	1230	0	7	1988	3	7200	N	N	9730 SAND POINT WY NE
2	520720	0405	8/29/00	255000	1260	0	7	1970	4	6720	N	N	9240 SAND POINT WY NE
2	882090	0040	4/26/00	290000	1300	340	7	1950	4	8400	Y	N	4231 NE 125TH ST
2	882090	1625	3/30/00	376500	1320	560	7	1959	4	8085	Y	N	4236 NE 123RD ST
2	383400	0017	6/20/00	270000	1330	460	7	1993	3	5439	N	N	13750 39TH AV NE
2	882090	2260	3/8/01	394000	1370	410	7	1946	5	12474	Y	N	11734 LAKESIDE AV NE
2	520720	0345	1/19/01	300000	1460	150	7	1940	4	7200	N	N	9233 49TH AV NE
2	407530	0125	8/1/00	305000	1490	910	7	1968	3	7200	N	N	9509 48TH AV NE
2	407780	0124	1/13/00	294000	1510	1490	7	1953	3	7830	N	N	10640 SAND POINT WY NE
2	407320	0905	10/31/00	250000	1560	0	7	1955	3	10500	N	N	9536 49TH AV NE
2	145460	0045	3/21/01	486500	1580	0	7	1928	5	9600	Y	N	13035 A 42ND AV NE
2	407530	0160	6/2/00	339500	1610	0	7	1951	4	10800	N	N	9527 48TH AV NE
2	407830	0050	8/6/01	379950	1650	650	7	1939	4	3539	Y	N	10650 LAKESIDE AV NE
2	882090	0100	11/27/01	400000	1650	810	7	1977	3	7850	Y	N	4224 NE 124TH ST
2	407530	0100	4/18/01	228000	1660	0	7	1986	3	3240	N	N	9504 SAND POINT WY NE
2	882090	2475	3/22/01	239000	1680	140	7	1980	3	4400	N	N	11947 EXETER AV NE
2	145560	0062	10/12/00	450000	1700	380	7	1940	5	9612	Y	N	13731 42ND PL NE
2	407320	0900	7/11/00	250000	1750	0	7	1973	4	10500	N	N	9540 49TH AV NE
2	407480	0125	2/28/00	270450	1880	0	7	1948	4	7200	N	N	9715 48TH AV NE
2	735220	0639	12/11/00	725000	1950	1290	7	1968	3	2884	Y	Y	11254 RIVIERA PL NE
2	735220	0240	7/25/00	1E+06	2650	640	7	1962	3	6649	Y	Y	10608 RIVIERA PL NE
2	932480	0465	4/17/01	300000	1050	800	8	1950	4	8100	Y	N	14310 37TH AV NE
2	882090	1780	3/16/00	425000	1120	1120	8	1956	4	12228	Y	N	4267 NE 124TH ST
2	407780	0158	6/1/01	459500	1250	550	8	1949	4	7830	Y	N	10704 DURLAND AV NE
2	882090	0160	8/21/00	347000	1250	640	8	1978	3	7442	Y	N	4031 NE 125TH ST
2	383400	0085	9/26/01	460000	1310	0	8	1949	4	32587	Y	N	13558 39TH AV NE
2	407320	0750	4/6/00	419950	1480	790	8	1956	5	6000	Y	N	10020 49TH AV NE
2	407780	0144	7/10/01	398000	1520	1010	8	1954	4	7535	Y	N	10719 EXETER AV NE
2	407780	0107	3/22/00	439950	1540	680	8	1968	4	7320	Y	N	10658 DURLAND AV NE

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2	145560	0045	9/21/01	430000	1540	910	8	1962	4	9300	Y	N	13747 42ND AV NE
2	882090	2347	7/27/00	359000	1570	900	8	1977	3	7650	Y	N	11721 LAKESIDE AV NE
2	145460	0281	9/13/01	631000	1580	500	8	1959	4	9600	Y	N	12532 42ND AV NE
2	735220	0230	10/4/00	715000	1630	0	8	1991	3	3249	Y	Y	10600 RIVIERA PL NE
2	407780	0155	4/12/00	440000	1660	550	8	1936	4	7800	Y	N	10720 DURLAND AV NE
2	145460	0265	7/25/00	508000	1690	540	8	1954	3	27838	Y	N	12562 42ND AV NE
2	407780	0126	7/12/01	462000	1700	0	8	1973	3	7830	Y	N	10634 DURLAND AV NE
2	882090	0109	2/22/00	545000	1720	800	8	1993	4	5950	Y	N	4240 NE 124TH ST
2	407780	0026	7/11/01	519000	1770	1650	8	1947	5	7200	Y	N	10718 EXETER AV NE
2	407320	0741	5/9/01	440000	1810	420	8	1971	4	7209	Y	N	10026 49TH AV NE
2	735220	0205	10/2/01	855000	1910	530	8	1976	4	4069	Y	Y	10550 RIVIERA PL NE
2	871560	0015	4/26/00	1E+06	1980	340	8	1938	4	11500	Y	Y	8500 SAND POINT WY NE
2	735220	0100	10/4/00	875000	2120	500	8	1991	3	6616	Y	Y	11538 RIVIERA PL NE
2	342604	9217	12/22/00	435000	2120	1150	8	1982	3	5687	Y	N	8762 SAND POINT WY NE
2	407320	0475	6/10/01	439950	2310	0	8	1997	3	8402	N	N	9730 48TH AV NE
2	145950	0076	9/14/00	1E+06	2330	850	8	1955	4	8800	Y	Y	12736 RIVIERA PL NE
2	145510	0040	8/4/00	470000	2390	0	8	1974	3	17010	Y	N	13581 41ST AV NE
2	882090	2361	4/26/00	460000	2590	0	8	1984	3	7225	Y	N	11710 EXETER AV NE
2	932480	0699	4/13/01	360000	1390	1150	9	1979	3	12067	Y	N	14220 38TH AV NE
2	145510	0026	10/25/00	375000	1620	550	9	1948	3	15250	Y	N	13720 40TH AV NE
2	735220	0380	5/11/00	870000	1920	720	9	1984	4	2215	Y	Y	10664 RIVIERA PL NE
2	407320	1355	2/25/00	1E+06	2260	1000	9	1988	3	6497	Y	Y	10304 RIVIERA PL NE
2	145510	0012	3/28/00	560000	2270	90	9	1970	3	9009	Y	N	13749 41ST AV NE
2	868130	0020	7/11/01	629000	2330	730	9	1995	3	6867	N	N	9516 49TH AV NE
2	145460	0290	10/31/01	549500	2350	0	9	1985	3	15618	Y	N	12514 42ND AV NE
2	735220	0715	6/18/01	915000	2450	0	9	1935	4	3802	Y	Y	11318 RIVIERA PL NE
2	145560	0021	1/16/01	575000	2560	520	9	1998	3	10829	Y	N	13727 42ND AV NE
2	871560	0035	4/13/01	1E+06	3020	0	9	1993	3	9832	Y	Y	8530 SAND POINT WY NE
2	145460	0195	1/11/01	515000	3080	0	9	1978	3	8000	Y	N	13036 42ND AV NE

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2	393590	0007	8/10/00	600000	3530	700	9	1991	3	7508	Y	N	11301 LAKESIDE AV NE
2	383400	0040	3/27/00	685000	3780	0	9	1989	3	16289	Y	N	13743 40TH AV NE
2	342604	9034	6/14/00	2E+06	4500	900	9	1995	3	13576	Y	Y	8750 SAND POINT WY NE
2	407320	1330	7/10/00	1E+06	1390	670	10	1993	3	7827	Y	Y	10316 RIVIERA PL NE
2	145510	0051	7/18/01	589950	1520	1070	10	1982	3	9849	Y	N	13542 40TH AV NE
2	812410	0125	8/24/01	529500	1710	1180	10	1978	4	23807	Y	N	14366 40TH AV NE
2	342604	9031	2/14/00	750000	1940	1070	10	1996	3	5289	Y	N	8770 SAND POINT WY NE
2	145510	0095	1/25/00	600000	2190	0	10	1970	4	22781	Y	N	13501 42ND AV NE
2	145950	0107	1/13/00	857392	3050	0	10	1999	3	3634	N	Y	12538 RIVIERA PL NE
2	145410	0675	7/26/00	720000	3212	0	10	2000	3	11267	Y	N	3913 NE 127TH ST
2	735220	0432	8/6/01	950000	1740	470	11	2000	3	1878	Y	Y	10718 RIVIERA PL NE
2	145460	0275	1/14/00	727500	2820	860	11	1989	3	24754	Y	N	12544 42ND AV NE
4	112504	9094	2/7/00	275000	780	0	6	1938	3	5078	N	N	6218 55TH AV NE
4	317910	0030	6/7/00	280000	780	150	7	1943	3	5929	N	N	4723 NE 55TH ST
4	317910	0621	9/18/01	300500	870	0	7	1943	4	4861	N	N	4548 NE TULANE PL
4	317660	0120	6/14/01	329500	890	0	7	1944	3	7491	N	N	6226 52ND AV NE
4	317910	2095	6/21/00	319950	910	270	7	1942	3	5820	N	N	6257 VASSAR AV NE
4	317910	0700	1/16/01	367000	920	700	7	1941	3	6398	N	N	4541 STANFORD AV NE
4	317910	0060	2/2/00	285500	920	490	7	1951	3	6750	N	N	4809 PULLMAN AV NE
4	317910	0585	9/14/00	244000	930	0	7	1949	3	5110	N	N	5702 45TH AV NE
4	317910	2170	8/18/00	305500	930	410	7	1942	3	5550	N	N	6212 45TH AV NE
4	317910	2075	7/10/01	360000	940	120	7	1942	3	6360	N	N	6233 VASSAR AV NE
4	317910	2075	9/26/00	330000	940	120	7	1942	3	6360	N	N	6233 VASSAR AV NE
4	317910	1995	3/8/00	287000	970	120	7	1944	5	6037	N	N	6218 VASSAR AV NE
4	317660	0125	12/19/01	310000	1150	400	7	1944	3	7200	N	N	6234 52ND AV NE
4	317760	0010	5/9/00	320000	1450	0	7	1973	4	6100	N	N	6251 53RD AV NE
4	317660	0070	6/13/01	376000	1570	120	7	1943	3	7216	N	N	6055 52ND AV NE
4	102504	9199	3/29/00	300000	1080	0	8	1952	3	5100	N	N	6215 53RD AV NE
4	317910	0050	7/20/00	289900	1170	560	8	1951	3	5070	N	N	4743 NE 55TH ST

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4	317910	0345	1/28/00	445000	1190	670	8	1952	5	6000	Y	N	5052 PULLMAN AV NE
4	317610	0115	1/10/00	400000	1210	800	8	1940	4	7475	Y	N	6010 51ST AV NE
4	102504	9202	12/11/01	380000	1210	720	8	1953	3	5000	N	N	6063 53RD AV NE
4	317910	0255	10/26/00	550000	1260	560	8	1940	3	6900	Y	N	4947 PURDUE AV NE
4	317910	0090	11/27/01	392000	1260	950	8	1949	3	7324	N	N	5003 PULLMAN AV NE
4	317910	0090	5/2/01	369000	1260	950	8	1949	3	7324	N	N	5003 PULLMAN AV NE
4	317810	0031	5/11/01	385000	1270	610	8	1955	3	6000	N	N	6209 54TH AV NE
4	317910	1120	2/14/01	379500	1280	480	8	1951	3	4815	N	N	4611 NE 60TH ST
4	317910	0975	3/24/00	398950	1280	310	8	1949	3	7102	Y	N	4924 PURDUE AV NE
4	317910	0830	4/28/00	360000	1320	800	8	1952	3	6400	N	N	4811 STANFORD AV NE
4	317910	0105	1/4/00	397000	1390	410	8	1939	3	7200	Y	N	5021 PULLMAN AV NE
4	317910	0445	10/11/00	480000	1470	900	8	1941	3	6246	N	N	4816 PULLMAN AV NE
4	317910	0285	3/19/01	535000	1470	440	8	1940	3	6720	Y	N	4983 PURDUE AV NE
4	317910	1925	2/20/01	386000	1490	440	8	1948	3	6600	N	N	6055 WELLESLEY WY NE
4	317910	1100	2/13/01	425000	1510	400	8	1948	3	5858	Y	N	5831 OBERLIN AV NE
4	317910	1740	7/10/00	540000	1520	660	8	1948	3	6960	Y	N	6021 PRINCETON AV NE
4	112504	9175	5/3/00	283950	1520	390	8	1969	3	5900	N	N	6320 54TH AV NE
4	317910	1250	8/14/00	500000	1600	250	8	1941	3	5929	Y	N	5828 OBERLIN AV NE
4	317660	0095	10/23/01	427000	1600	460	8	1973	3	9521	Y	N	6227 52ND AV NE
4	317910	1475	9/19/01	520000	1630	900	8	1959	3	5832	Y	N	6221 50TH AV NE
4	317660	0090	9/1/00	499950	1720	520	8	1950	5	8465	Y	N	6219 52ND AV NE
4	317910	2040	9/10/01	520000	1740	1010	8	1941	3	7588	Y	N	4804 NE 60TH ST
4	317910	0250	9/17/01	600000	1770	640	8	1946	3	6540	Y	N	4941 PURDUE AV NE
4	317910	1150	4/20/01	524000	1780	370	8	1940	4	6161	Y	N	4530 STANFORD AV NE
4	317660	0110	6/12/00	435000	1930	1330	8	1975	3	5301	N	N	6200 52ND AV NE
4	317910	1670	2/22/00	560000	1940	430	8	1942	3	6367	Y	N	6046 ANN ARBOR AV NE
4	317660	0112	9/24/01	378000	2230	410	8	1973	3	5580	N	N	6214 52ND AV NE
4	317910	0900	1/22/01	510000	1290	590	9	1941	3	6324	Y	N	4929 STANFORD AV NE
4	317910	1580	7/6/00	462000	1450	350	9	1951	3	5819	Y	N	4911 NE 65TH ST

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4	317910	0450	1/12/00	440000	1500	700	9	1941	5	6503	N	N	4824 PULLMAN AV NE
4	317910	0910	6/20/00	625000	1660	780	9	1951	3	6324	Y	N	4943 STANFORD AV NE
4	317910	0420	7/25/00	400000	1710	600	9	1960	3	6697	N	N	4801 PURDUE AV NE
4	317910	1825	12/18/01	430000	1760	910	9	1948	3	6600	Y	N	6082 WELLESLEY WY NE
4	317910	1770	6/1/01	670000	1840	1450	9	1940	5	6421	Y	N	6025 ANN ARBOR AV NE
4	317910	0230	6/6/00	742500	1920	640	9	1940	3	6600	Y	N	4919 PURDUE AV NE
4	317760	0100	7/27/01	547500	1940	1250	9	1994	3	6000	N	N	6206 53RD AV NE
4	317910	1865	2/26/01	601000	2080	450	9	1955	3	6069	N	N	6040 WELLESLEY WY NE
4	317910	0810	6/20/00	615000	2130	360	9	1939	3	8583	Y	N	5617 ANN ARBOR AV NE
4	112504	9051	11/17/00	622000	2520	570	9	2000	3	5108	N	N	5511 NE 65TH ST
4	112504	9202	1/16/01	562500	2560	0	9	2000	3	5000	N	N	5513 NE 65TH ST
4	112504	9203	2/26/01	571800	2610	0	9	2000	3	5123	N	N	5515 NE 65TH ST
4	317910	1500	6/29/00	700000	2610	0	9	1989	3	8570	Y	N	6069 50TH AV NE
4	317910	1675	9/13/00	729950	2250	0	10	1995	3	5281	Y	N	6050 ANN ARBOR AV NE
4	317910	1585	4/20/00	645000	3870	0	10	1950	3	15042	Y	N	6224 NE PRINCETON WY
5	892760	0010	3/27/01	245000	820	600	7	1944	3	6930	N	N	6819 46TH AV NE
5	892660	0145	6/13/01	340000	820	350	7	1943	3	7812	N	N	7101 48TH AV NE
5	893460	0120	11/2/01	314950	830	380	7	1944	3	6138	N	N	6837 46TH AV NE
5	893460	0105	4/14/00	268000	830	170	7	1944	3	6138	N	N	6857 46TH AV NE
5	892610	0420	7/6/00	341500	830	1070	7	1944	4	6120	N	N	7034 53RD AV NE
5	893410	0070	3/20/01	282000	830	0	7	1944	3	6426	N	N	7309 49TH AV NE
5	892710	0055	11/10/00	278500	850	850	7	1987	3	6435	N	N	6501 47TH AV NE
5	892710	0035	11/1/00	350000	850	210	7	1943	3	6138	N	N	6520 46TH AV NE
5	893410	0015	7/26/00	320000	890	0	7	1944	4	6678	N	N	7315 48TH AV NE
5	892810	0205	10/23/00	255000	910	0	7	1945	3	6324	N	N	5316 NE 74TH ST
5	892610	0520	2/29/00	299950	990	300	7	1944	3	6240	N	N	7014 54TH AV NE
5	929430	0660	7/11/01	392000	1010	630	7	1951	3	5500	Y	N	7128 58TH AV NE
5	892410	0370	10/16/01	299950	1020	380	7	1939	3	7875	Y	N	6511 58TH AV NE
5	892810	0085	6/8/00	350000	1040	310	7	1944	3	6370	N	N	7322 53RD AV NE

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5	527320	0085	2/2/01	280000	1050	700	7	1950	3	5400	N	N	4502 NE 70TH ST
5	612760	0190	12/22/00	393000	1100	900	7	1947	3	6200	Y	N	5203 NE 70TH ST
5	929430	0725	10/13/00	394000	1100	550	7	1947	4	6000	Y	N	7346 58TH AV NE
5	892460	0110	10/20/00	349950	1110	170	7	1951	3	8710	N	N	6546 48TH AV NE
5	753380	1025	3/28/01	430000	1140	450	7	1942	3	9120	N	N	7701 RIDGE DR NE
5	753380	1025	1/24/00	380000	1140	450	7	1942	3	9120	N	N	7701 RIDGE DR NE
5	527320	0055	3/29/01	360000	1210	320	7	1952	3	5400	N	N	4509 NE 71ST ST
5	892660	0180	12/1/00	340000	1260	0	7	1943	3	6039	N	N	4806 NE 70TH ST
5	892660	0125	6/28/00	342000	1260	250	7	1944	3	6042	N	N	7336 49TH AV NE
5	892660	0020	12/21/01	395000	1260	0	7	1944	4	6100	N	N	7337 48TH AV NE
5	892810	0190	3/21/00	340000	1270	260	7	1944	3	6800	N	N	5222 NE 74TH ST
5	892610	0295	12/11/01	301000	1270	400	7	1946	3	6300	Y	N	7040 52ND AV NE
5	892660	0065	7/18/01	278000	1280	0	7	1947	3	6100	N	N	4835 NE 75TH ST
5	892460	0040	3/2/00	395000	1320	460	7	1943	4	6700	N	N	6540 49TH AV NE
5	612760	0105	2/14/00	290000	1350	0	7	1945	3	6200	N	N	6817 55TH AV NE
5	892610	0270	4/11/01	377000	1370	0	7	1992	3	5940	N	N	6507 55TH AV NE
5	892610	0445	8/15/01	322500	1400	250	7	1944	3	6060	N	N	7002 53RD AV NE
5	892710	0040	4/9/01	368000	1410	0	7	1943	3	6138	N	N	6516 46TH AV NE
5	892660	0195	5/10/01	431000	1420	320	7	1943	4	6039	N	N	4826 NE 70TH ST
5	612760	0100	10/23/00	359000	1420	380	7	1945	3	6200	N	N	6823 55TH AV NE
5	892810	0170	12/7/00	550000	1440	370	7	1945	3	11500	N	N	5217 NE 75TH ST
5	893460	0015	2/7/00	360000	1500	0	7	1976	3	6138	N	N	6844 47TH AV NE
5	042900	0010	6/5/01	289000	1520	0	7	1952	4	5820	N	N	7414 45TH AV NE
5	892810	0110	1/5/00	325000	1530	0	7	1945	3	6120	N	N	7305 54TH AV NE
5	892610	0406	2/1/01	353000	1550	310	7	1944	4	6300	N	N	7050 54TH AV NE
5	892610	0170	5/2/00	335000	1640	0	7	1943	3	5974	N	N	6533 54TH AV NE
5	042900	0025	6/19/00	435000	1710	750	7	1954	4	5723	N	N	7320 45TH AV NE
5	929430	0515	8/29/01	580000	1730	0	7	1988	3	4841	Y	N	7358 57TH AV NE
5	032800	0015	5/8/00	469650	1800	500	7	1952	5	6392	Y	N	7712 57TH AV NE

Sales Available for Annual Update Analysis
Area 46
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	892610	0240	10/10/01	392000	1900	0	7	1943	4	5742	N	N	6544 54TH AV NE
5	892660	0231	3/29/00	445000	1970	800	7	1941	3	7050	N	N	4902 NE 70TH ST
5	929430	0195	6/13/00	479000	2060	300	7	1947	5	5100	Y	N	7012 55TH AV NE
5	929430	0735	5/18/00	394000	2520	0	7	1978	3	4900	Y	N	7342 58TH AV NE
5	753380	0730	9/21/00	345000	1050	1050	8	1947	3	6148	N	N	8052 FOREST DR NE
5	612760	0200	3/14/01	318000	1070	890	8	1951	3	6200	N	N	6853 54TH AV NE
5	929430	0390	2/23/00	438000	1080	690	8	1950	3	6400	Y	N	7352 56TH AV NE
5	033000	0015	7/31/00	376900	1140	320	8	1938	3	5460	Y	N	7512 55TH AV NE
5	568400	0100	7/3/00	324500	1150	370	8	1951	3	4802	N	N	6546 46TH AV NE
5	753380	0155	11/17/00	570000	1160	0	8	1946	3	6888	Y	N	8222 FAIRWAY DR NE
5	527320	0005	2/26/01	345000	1180	600	8	1952	3	5700	N	N	4504 NE 71ST ST
5	892610	0260	5/29/01	375000	1180	400	8	1941	4	5940	N	N	6520 54TH AV NE
5	032800	0125	8/7/01	455000	1190	340	8	1939	5	6300	Y	N	7722 58TH AV NE
5	892610	0130	7/6/01	395000	1200	470	8	1941	3	5974	N	N	6530 53RD AV NE
5	892360	0075	3/20/01	465900	1230	970	8	1951	3	6820	Y	N	6815 52ND AV NE
5	892510	0150	10/3/01	435000	1300	0	8	1937	3	6820	Y	N	7028 51ST AV NE
5	753380	0600	3/15/01	475000	1310	690	8	1939	3	8241	N	N	7522 CREST DR NE
5	753380	0690	10/26/00	460500	1320	300	8	1949	3	9085	N	N	8000 FOREST DR NE
5	753380	0525	10/19/00	535000	1320	1320	8	1948	4	10578	Y	N	8042 CREST DR NE
5	892610	0010	6/28/00	416000	1340	900	8	1941	3	7020	Y	N	6546 52ND AV NE
5	892360	0195	2/24/00	419777	1360	1270	8	1951	3	7011	Y	N	6517 52ND AV NE
5	892360	0085	7/2/01	550000	1370	830	8	1952	4	8060	Y	N	6825 52ND AV NE
5	892360	0085	3/7/01	585000	1370	830	8	1952	4	8060	Y	N	6825 52ND AV NE
5	753380	0320	5/30/01	540000	1370	300	8	1939	3	7011	Y	N	7535 LAKEMONT DR NE
5	042900	0245	5/2/01	382650	1380	580	8	1953	3	6534	N	N	7326 47TH AV NE
5	042900	0265	8/22/00	312500	1380	1000	8	1954	3	6365	N	N	7350 47TH AV NE
5	612760	0150	3/5/01	445000	1400	740	8	1942	3	6200	Y	N	6828 52ND AV NE
5	612760	0150	5/5/00	475000	1400	740	8	1942	3	6200	Y	N	6828 52ND AV NE
5	753380	0865	3/8/01	430000	1460	370	8	1950	3	7200	N	N	7754 RIDGE DR NE

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Area 46
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	892610	0325	12/31/01	510000	1490	650	8	1954	4	6825	Y	N	7000 52ND AV NE
5	032700	0045	1/10/00	446950	1530	260	8	1947	3	10800	N	N	7841 56TH PL NE
5	032800	0140	4/21/00	444900	1560	860	8	1961	3	5952	Y	N	7738 58TH AV NE
5	893410	0125	6/21/01	507500	1700	540	8	1946	3	6360	Y	N	7301 50TH AV NE
5	568400	0115	2/3/00	385000	1740	0	8	1951	3	4851	N	N	6557 46TH AV NE
5	753380	0955	4/24/01	462500	1750	0	8	1948	3	9600	N	N	8025 RIDGE DR NE
5	753330	0005	5/18/00	450000	1860	0	8	1949	5	9603	N	N	4713 NE PARK PL
5	892510	0255	4/6/01	487000	1860	850	8	1948	3	7500	N	N	7344 50TH AV NE
5	929430	0460	4/20/00	434500	1910	270	8	1955	4	6450	Y	N	7303 58TH AV NE
5	929430	0540	6/27/01	481000	1930	800	8	1952	3	7680	Y	N	7117 58TH AV NE
5	892410	0115	12/19/01	525000	1970	640	8	1941	3	10558	N	N	6503 57TH AV NE
5	753380	0915	5/22/00	480000	1990	0	8	1949	3	7200	N	N	8052 RIDGE DR NE
5	929430	0040	9/10/01	608000	2050	400	8	1982	3	6000	Y	N	7321 56TH AV NE
5	892460	0055	5/10/01	581400	2270	0	8	1939	3	11256	Y	N	4905 NE 68TH ST
5	753380	0710	5/10/00	625000	2340	0	8	1949	3	7620	N	N	8028 FOREST DR NE
5	753380	0325	7/5/01	475000	2390	0	8	1939	3	6888	N	N	7529 LAKEMONT DR NE
5	032700	0227	5/31/01	630000	2840	180	8	1986	3	5709	Y	N	7755 57TH AV NE
5	753380	0665	8/13/01	678000	3240	0	8	1950	5	7620	N	N	7728 FOREST DR NE
5	892510	0285	5/19/00	499000	1460	400	9	1939	3	6250	Y	N	7316 50TH AV NE
5	753380	0555	8/3/01	690000	1630	1450	9	1949	3	9717	Y	N	7746 CREST DR NE
5	753380	0850	12/12/00	452000	1820	0	9	1950	3	7200	N	N	7736 RIDGE DR NE
5	753380	0970	5/24/00	580000	1850	920	9	1949	4	11760	N	N	8001 RIDGE DR NE
5	736360	0275	9/13/01	770000	1870	1540	9	1997	3	9900	Y	N	8548 53RD CT NE
5	929430	0385	7/10/01	667300	2090	700	9	2000	3	6050	Y	N	7346 56TH AV NE
5	753380	0440	2/24/00	521000	2090	330	9	1978	3	8060	N	N	8023 FOREST DR NE
5	736360	0280	7/31/01	750000	2140	800	9	1963	3	6000	Y	N	5311 NE 86TH ST
5	892510	0155	11/9/00	675000	2180	360	9	1940	3	8308	Y	N	7024 51ST AV NE
5	753380	0635	4/11/01	466500	2270	0	9	1949	3	8241	N	N	7519 FOREST DR NE
5	892360	0005	1/7/00	632000	2290	320	9	1939	4	6448	Y	N	5101 NE 70TH ST

Sales Available for Annual Update Analysis
Area 46
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	892510	0335	7/15/00	720000	2300	200	9	1941	3	10375	Y	N	7339 51ST AV NE
5	892310	0050	3/21/00	850000	2490	970	9	1940	5	8680	Y	N	6816 50TH AV NE
5	892510	0400	12/21/00	775000	2550	210	9	1939	4	12500	Y	N	7318 51ST AV NE
5	360750	0250	3/19/01	489000	2580	0	9	1988	3	14063	N	N	4575 NE 88TH PL
5	892410	0120	11/6/01	850000	2860	0	9	1999	3	8974	N	N	6507 57TH AV NE
5	736360	0480	2/28/01	639000	1770	670	10	1955	3	7500	Y	N	4824 NE 86TH ST
5	032900	0070	8/14/01	493500	1770	610	10	1985	3	7334	Y	N	7501 55TH PL NE
5	736360	0135	9/27/00	630000	1780	890	10	1982	3	9612	Y	N	8516 54TH AV NE
5	032700	0153	6/30/00	727000	2210	140	10	1991	3	6169	Y	N	7701 56TH AV NE
5	360510	0110	5/10/00	633000	2510	0	10	1961	3	6750	Y	N	4917 NE 87TH ST
5	736360	0005	9/18/01	895000	2530	1800	10	1978	3	11190	Y	N	8464 INVERNESS DR NE
5	736360	0080	2/28/01	903000	2560	460	10	1961	3	10400	Y	N	4955 NE 85TH ST
5	736360	0167	8/9/01	649500	2820	0	10	1984	3	7500	Y	N	8900 INVERNESS CT NE
5	736360	0470	5/25/00	585000	1650	620	11	1963	3	8863	Y	N	8631 INVERNESS DR NE
5	360750	0700	11/8/01	766200	2340	1190	11	1984	3	7699	Y	N	8924 45TH AV NE
5	360750	0510	5/29/01	787000	2610	1380	11	1985	3	10096	Y	N	8651 INVERNESS DR NE
5	892360	0045	8/11/00	1E+06	3020	1080	11	1995	3	6820	Y	N	6816 51ST AV NE
5	033000	0010	2/23/01	918000	3230	400	11	2000	3	4870	Y	N	7508 55TH AV NE
5	360750	0540	2/24/00	899000	3230	2520	11	1990	3	11686	Y	N	8734 PAISLEY DR NE
5	360750	0430	4/6/00	850000	4520	0	11	1992	3	9800	Y	N	4643 NE 89TH ST

**Vacant Sales Available to Develop the Valuation Model
Area 46**

There are an insufficient number of vacant sales to develop a valuation model.